TO LET

RETAIL UNIT

Jessop & co



24 George Street, St Albans, AL3 4ES

- City centre
- Thriving speciality retail location
- Close to many long established retailers & restaurants
- Ground floor retail with two upper floors
- Upper floors previously used as treatment rooms

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LOCATION

St Albans is a thriving cathedral city with a strong retailing centre and an affluent catchment population of close to 150,000. It is located approximately 20 miles north of central London and is a popular commuter city due to its excellent rail service in to central London.

Retailers in the city include all the major High Street brands including Marks & Spencer, Boots, TG Jones, as well as a wealth of independent retailers and restaurants.

SITUATION

The property is located on the north side of George Street close to the High Street & Market Place and forms a thriving retail location with a wide range of independent retailers and restaurants.

George Street provides a busy thoroughfare linking the city centre with St Albans Abbey and the historic area around Fishpool Street. The Christopher Place shopping centre with its 180 space car park is within a short walk.

Nearby occupiers The Flower Box, Earley's, Saks, Galio and Christopher Wharton whilst restaurants include the award winning restaurant Dylans, The Ivy, Wagamma and Zizzi.

DESCRIPTION

The premises comprise ground floor retail with two upper floors. The property is listed Grade II and in a conservation area.

The ground floor accommodation is open plan with rear ancillary accommodation. The upper floors are arranged to provide a number of individual rooms that have been used as treatment rooms together will ancillary accommodation.

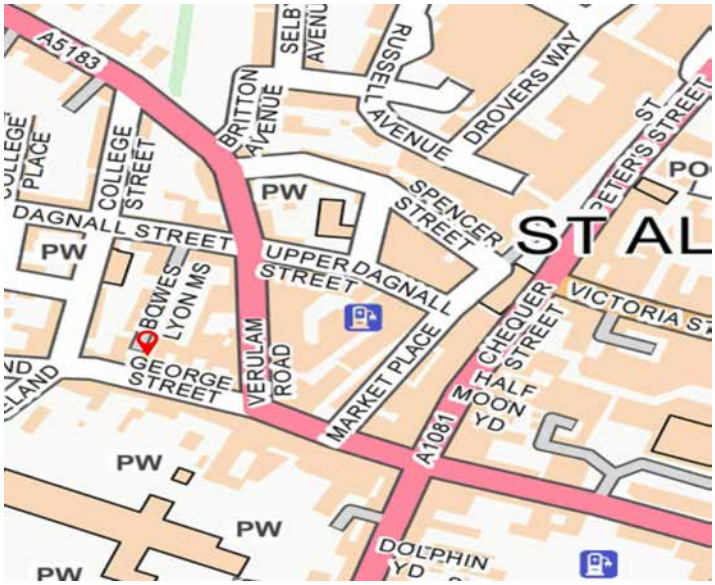
FLOOR AREA

The premises has the following dimensions & net internal floor areas:

Shop Depth:	50ft 2ins	(15.30m)
Built Depth:	62ft 1ins	(18.94m)
Internal Width:	17ft 9ins	(5.41m)

Ground Floor:	948 sq ft	(88.06 sq m)
First Floor:	699 sq ft	(65.00 sq m)
Second Floor:	640 sq ft	(59.46 sq m)

All floor areas are in accordance with the RICS Code of Measuring Practice.



BUSINESS RATES

The property has a Rateable Value of £33,000.

Please note this is not the amount of business rates payable.

QUOTING RENT

£37,500 per annum.

TERMS

The property is available to let on a new full repairing & insuring lease for a term to be agreed.

A rent deposit will be required.

LEGAL COSTS

The ingoing tenant is to contribute to the Landlord's reasonable legal costs.

EPC

D (95).

A copy of the certificate can be provided.

For viewings and further information please contact:

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